

Applicant Submission

B&A Planning Group has been retained by ONE Properties to pursue a land use amendment, Bowness Area Redevelopment Plan amendment and road closure application on approximately 7.31 hectares (18.06 acres) of land located north of 32nd Avenue NW, east of Sarcee Trail, and south of a City of Calgary owned maintenance and storage yard. The subject lands previously accommodated the Sunnyside Greenhouse operation and straddles 69th Street NW and is immediately west of the Canadian Pacific Railway on the south eastern edge of the Bowness community.

The application proposes to redesignate these lands from DC 144Z90 (based on Commercial General Rules of 2P80 specific for the greenhouse operation), DC 97Z2006 (based on I-2 General Light Industrial District 2P80), DC 145Z90 (specific to loading and storage associated with the greenhouse), and R-C1 District to two Direct Control Districts based on Commercial – Community 2 (C-C2) District and a Multiresidential High Density Medium Rise (M-H2) District.

The application proposes a vibrant redevelopment project containing a combination of retail, residential, and light industrial uses. The intention is to build approximately 285 residential units in a variety of built form ranging from 4 to 10 stories and approximately 150,000 sq. ft of commercial development. This mix of uses across the site will be knit together by a lively pedestrian commercial street (69 Street NW) with connections to the greater regional pathway network. The pedestrian friendly street (69 Street NW) area will provide a welcoming and dynamic gateway area for residents and visitors entering from 16th Avenue/Highway 1.

ONE Properties vision for the site serves to reinvent this part of the community by introducing an attractive, complementary development that provides housing choice, increased availability and variety of services and employment in an environment that promotes alternative mobility including pedestrian and cyclist options to achieve a more complete community in accordance with the Municipal Development Plan.

We request the support of Calgary Planning Commission and Council for this exciting new development.